

THE PORT AUTHORITY OF NY & NJ
PROCUREMENT DEPARTMENT
4 WORLD TRADE CENTER
150 GREENWICH STREET, 21ST FLOOR
NEW YORK, NY 10007

Date: September 20, 2019

ADDENDUM #1

To prospective Respondents to Request for Information (RFI) 58339: Journal Square
Transportation Center, Redevelopment Opportunities

Response Due Date: October 11, 2019, no later than 2:00 PM EST

As information only, this Addendum contains the presentation made at the General
Information Session and Site Visit on September 17, 2019, and the attendance sheet for that
event.

This communication should be initialed by you and annexed to your response upon submission.
In case any Respondent fails to conform to these instructions, its response nevertheless shall be
construed as though this communication had been so physically annexed and initialed.

THE PORT AUTHORITY OF NEW YORK & NEW
JERSEY

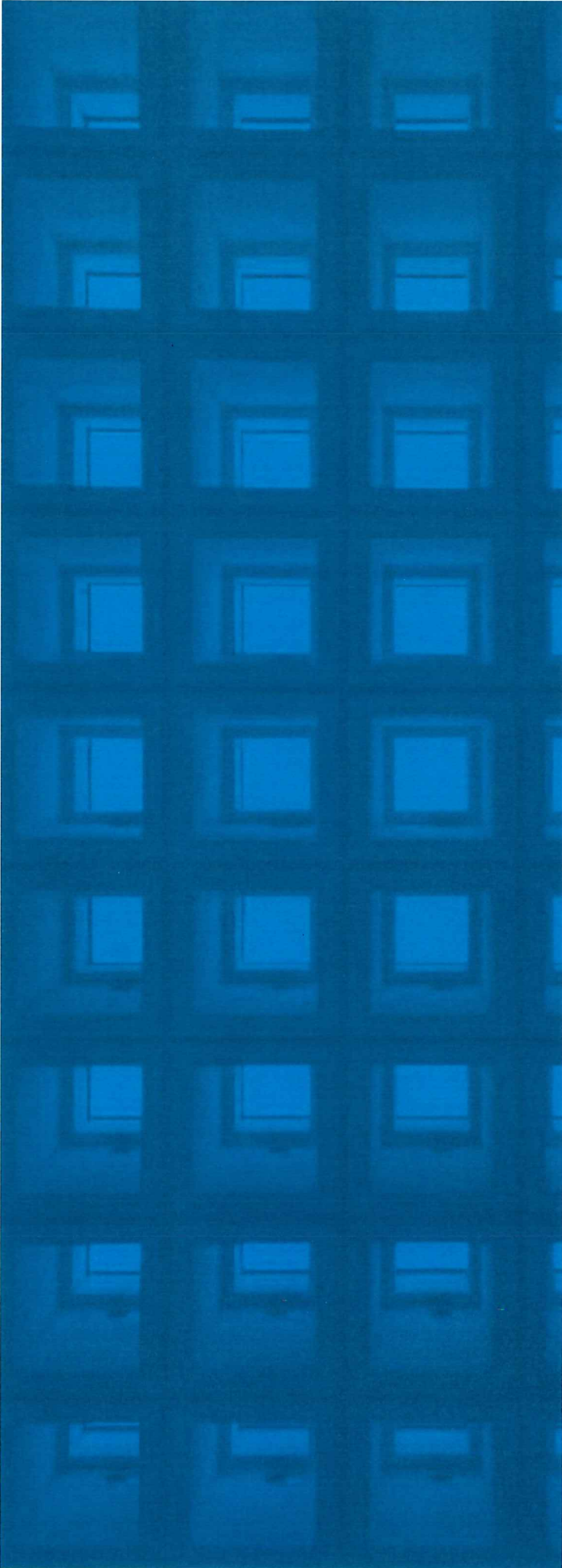
LUKE BASSIS
DEPUTY DIRECTOR

RESPONDENT'S NAME: _____

INITIALED: _____

DATE: _____

QUESTIONS CONCERNING THIS ADDENDUM MAY BE ADDRESSED TO JAMES SUMMERVILLE:
jsummerville@panynj.gov, 212-435-4642



Journal Square Transportation Center Redevelopment Opportunities RFI #58339

Information Session | September 17, 2019

Schedule

Information Session and Q&A

11:00 AM – 12:00 PM

Site Visit

12:00 PM – 1:00 PM

Journal Square Transportation Center

Regional focal point in the heart of Jersey City

Transportation

PATH Journal Square Station
Bus Station
Car Parking
Bike Parking (Oonee)

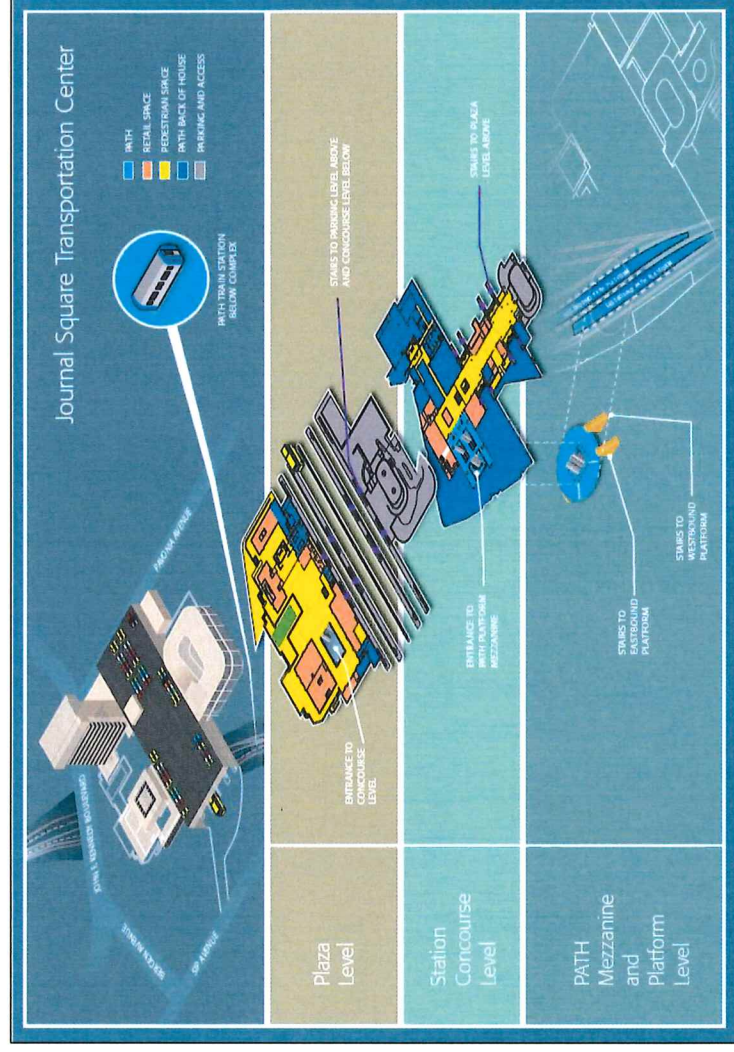
Public Spaces

Retail

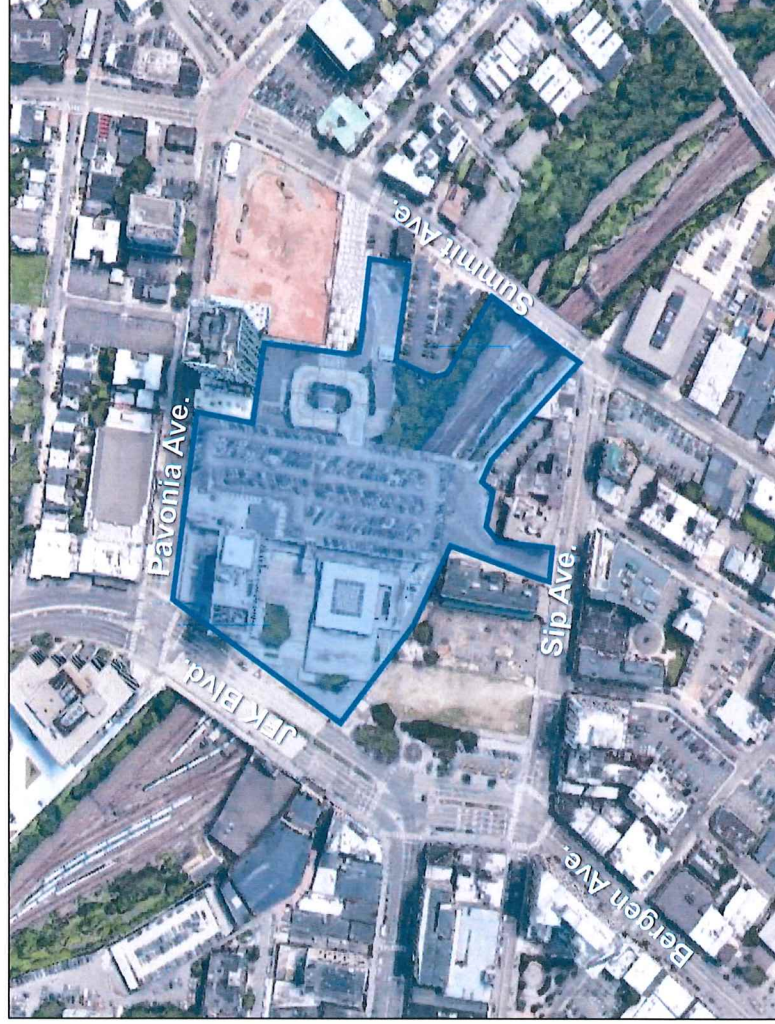
Food & Dining, Banking, Convenience

Government Offices

PATH and PAPD Headquarters
Other Port Authority Offices

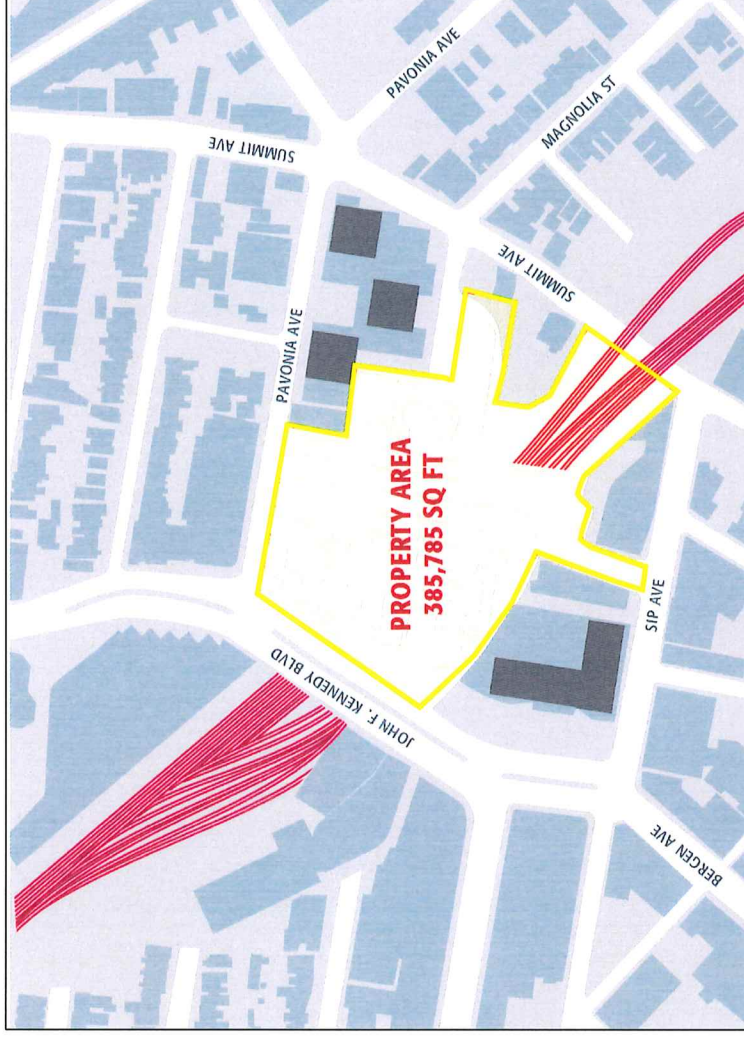


Site



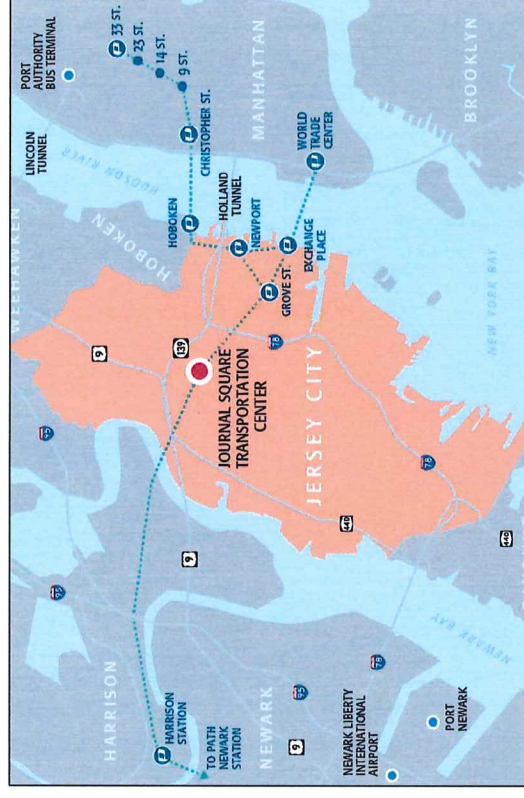
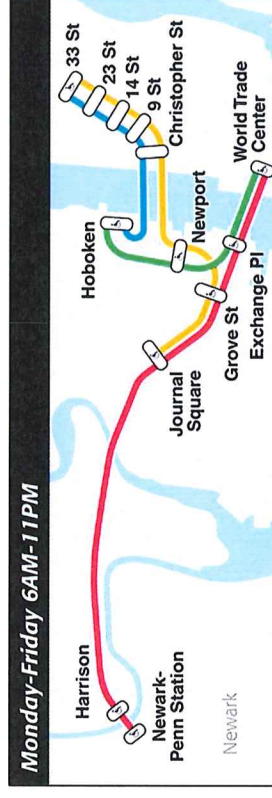
Premier Large-Scale Development Site

- **8.85-acre site** with up to 25.0 FAR
- **Central** to Journal Square neighborhoods and Jersey City Theater District
- **Direct access** to PATH and bus service to NYC and destinations throughout New Jersey
- **Views** of New York Harbor and Manhattan skyline



Site Offers Convenient Access to Manhattan

- Journal Square provides access to Lower and Midtown Manhattan in **less than 15 minutes**.
- 89% of peak riders commute to Manhattan
- Employers moving closer to employees, providing opportunities for office development in addition to residential and retail



Strong Ridership Contributes to Development Potential

#8

busiest subway station
in the US, excluding
NYC Transit

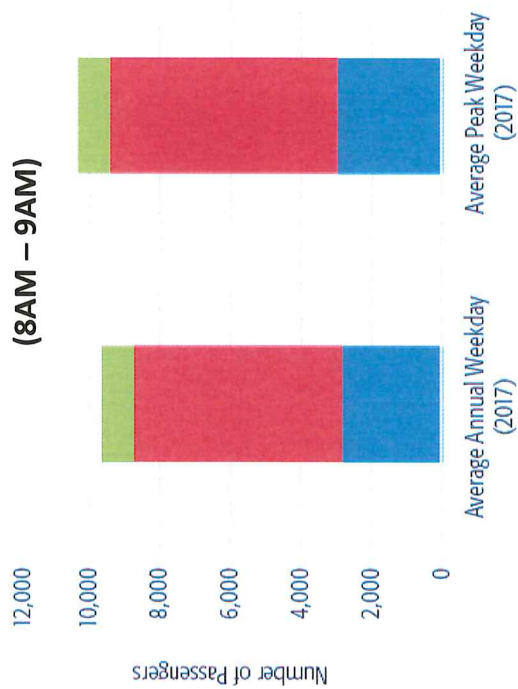
27K

weekday PATH
riders

1.9K

bus movements
a day

JSQ PATH Station Peak Hour Traffic
(8AM – 9AM)



Notes

- 1 * Source: PATH Exit Station Model
- 2 ** Source: PATH Entry and Exit Turnstile Counts
- 3 Annual Peak Weekday statistics are based on October 2017 data.

Ridership Demographics Also Support Market Opportunity

55%

peak riders have
household income
over \$75K

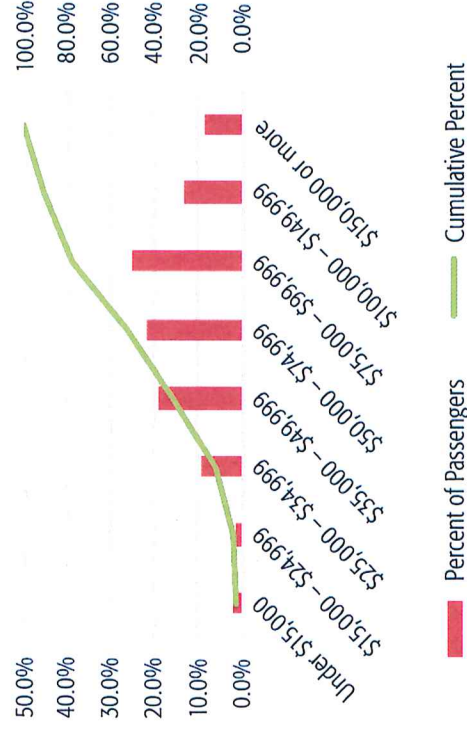
39%

peak riders are
between ages
25-34

62%

peak riders walk
to JSTC

**PATH System-Wide Ridership
Household Income**



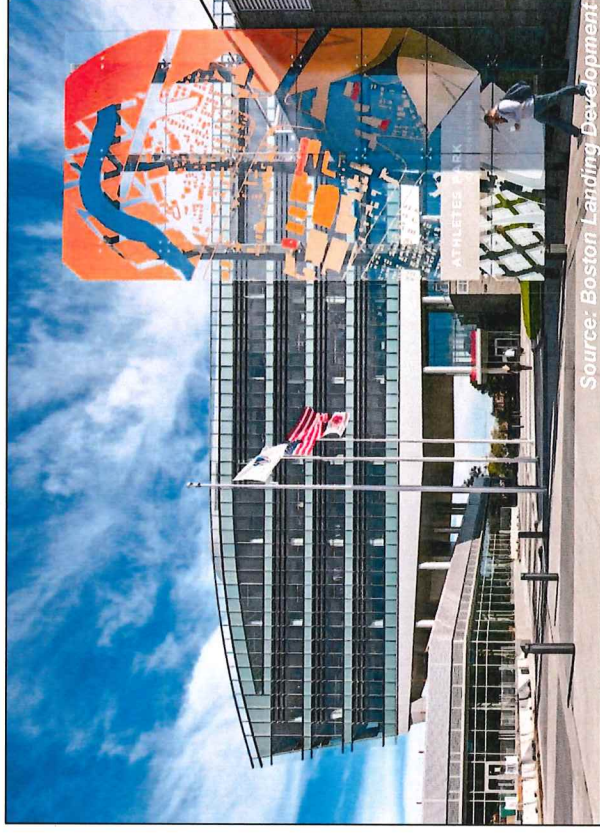
Precedent for Transit as Development Driver

As demand for development around transit hubs continues to grow, Journal Square is the next great opportunity

Harrison Station



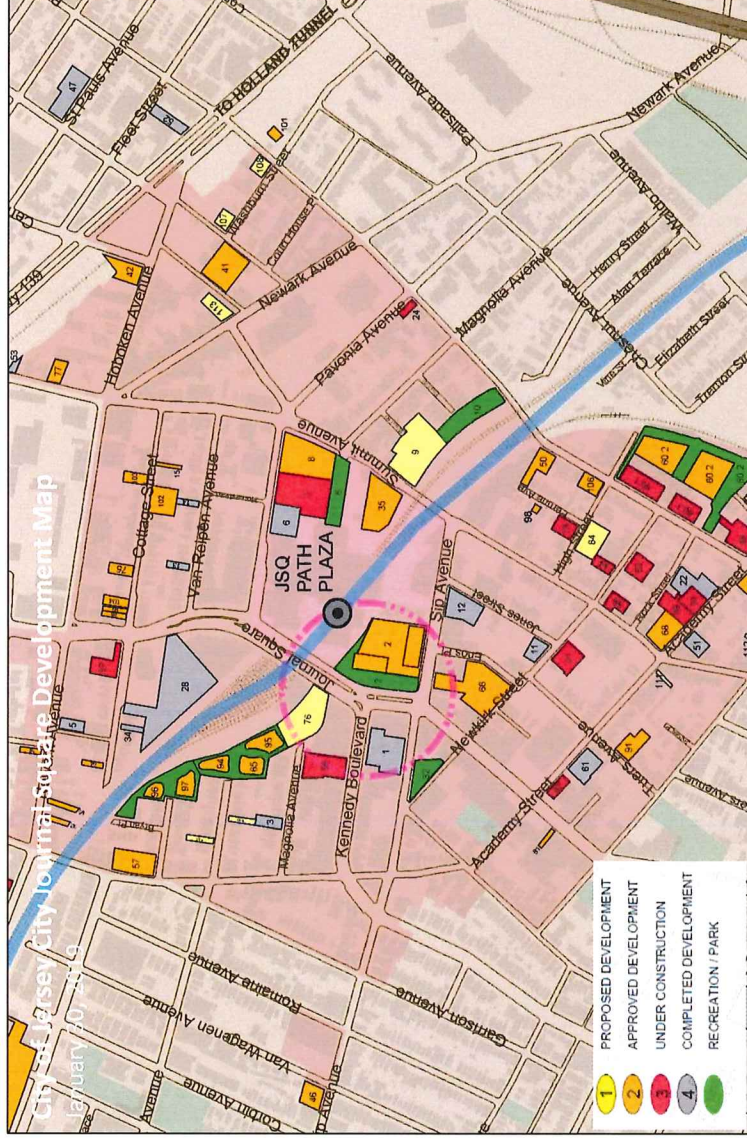
Boston Landing (MBTA/New Balance)



Source: Boston Landing Development

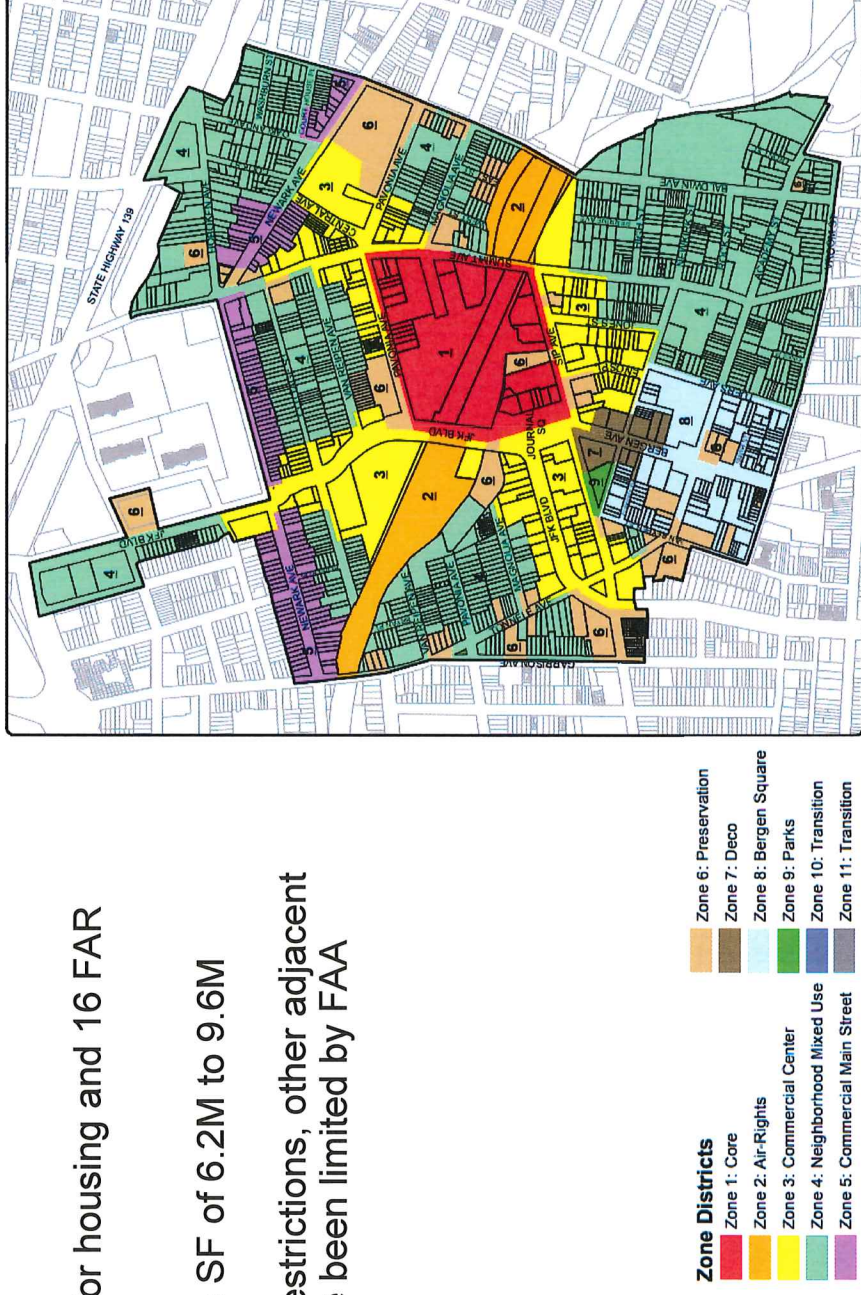
Current Development Activity Speaks to Interest

- Since the 2006 rezoning, projects in Journal Square have advanced rapidly
- Within ½ mile of JSTC, approximately 7,000 housing units have been approved by the Planning Board and another 1,140 are under construction



Zoning and Development Considerations

- Maximum 25 FAR for housing and 16 FAR for office
- Maximum buildable SF of 6.2M to 9.6M
- No explicit height restrictions, other adjacent developments have been limited by FAA regulations



Request for Information (RFI) Goals

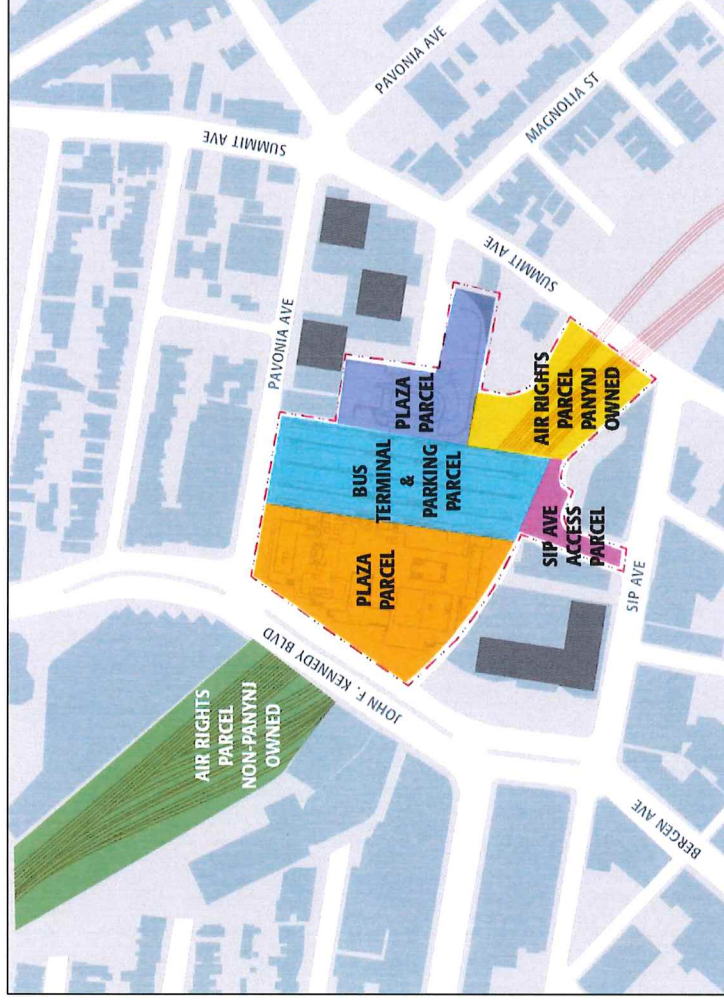
1. Redevelop and
reconfigure to
improve customer
experience

2. Transform into a
mixed-use
neighborhood
destination

3. Maximize
financial value from
to fund station
improvements

1. Redevelop and Reconfigure to Improve Customer Experience

- Redevelopment should take advantage of PA-owned property and development rights
- PA open to reconfiguring site, including bus operations, to improve service
- Create seamless passenger journey enhanced by retail amenities



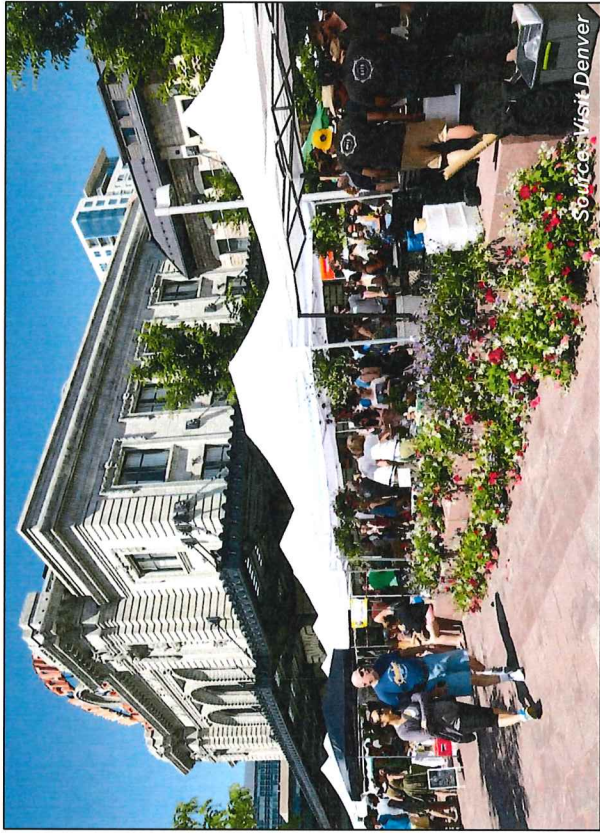
2. Transform into A Neighborhood Destination

With a retail program that serves commuters, residents, and visitors, JSTC has potential to become dynamic destination in Jersey City

Grand Central Market



Denver Union Station



3. Maximize Financial Value

- Transaction proceeds to be invested in station improvements, which may include:
 - Improved vertical circulation
 - Extended PATH train platforms
 - Improvements to bus terminal infrastructure
- PA open to exploring different transaction structures:
 - PA could construct station improvements with transaction proceeds
 - Developer could construct station improvements and mixed-use development simultaneously



PATH Improvement Plan

Now Arriving: *PATH Improvement Plan*

**Adding Capacity
Reducing Delays
Enhancing Customer Experience**



PANYNJ Mission

Our Mission is to keep the region moving.

Our Priorities: What we focus on to achieve this mission



Safety & Security
Provide peace of mind
through world-class
protection



Capital Plan
Revitalize our
infrastructure



Customer Experience
Ensure a 21st century
customer experience



Operational Excellence
Deliver first-class operations
Be an employer of choice
Maintain financial self-sufficiency



Sustainability
Reduce our
environmental impact

Our Standards: How we meet these priorities



Integrity



Diversity & Inclusion



Global Best Practices



21st Century Technology



Collaboration



Speed

Prime Contractors

- Engage MWBE subcontractors before proposals are due
- Normalize diversity within diversity – afford all ethnicities an opportunity to participate
- Submit a formal MWBE subcontractor Participation Plan together with the bid or proposal

After contract is awarded, Primes should:

- Set up procedures to ensure that compliance with MWBE participation goals are achieved
- Ensure that MWBEs are performing a Commercially Useful Function

Programs and Services for MWBEs

Capacity Building Programs

1. Mentor-Protégé Program – Construction Contractors
2. Discounted or free project management and technology training courses offered by the Regional Alliance for Small Contractors

Business Assistance

1. Facilitate meetings between MWBEs and majority contractors/developers to discuss opportunities and/or resolve work issues, i.e. those related to payments
2. Host Annual Exchanges or Networking Opportunities (information on events can be found on our website)
3. Maintain free online directories of MWBEs and DBEs
4. Provide one on one business development sessions on demand

RFI Timeline and Next Steps

Milestone	Date
Response Due Date	October 11, 2019
Submission Review	October 2019
Meetings with Respondents	October – November 2019
Future Procurement	TBD

Please send all questions to James Summerville
 jsummerville@panynj.gov
 212-435-4642

Q&A

Thank You

www.panynj.gov



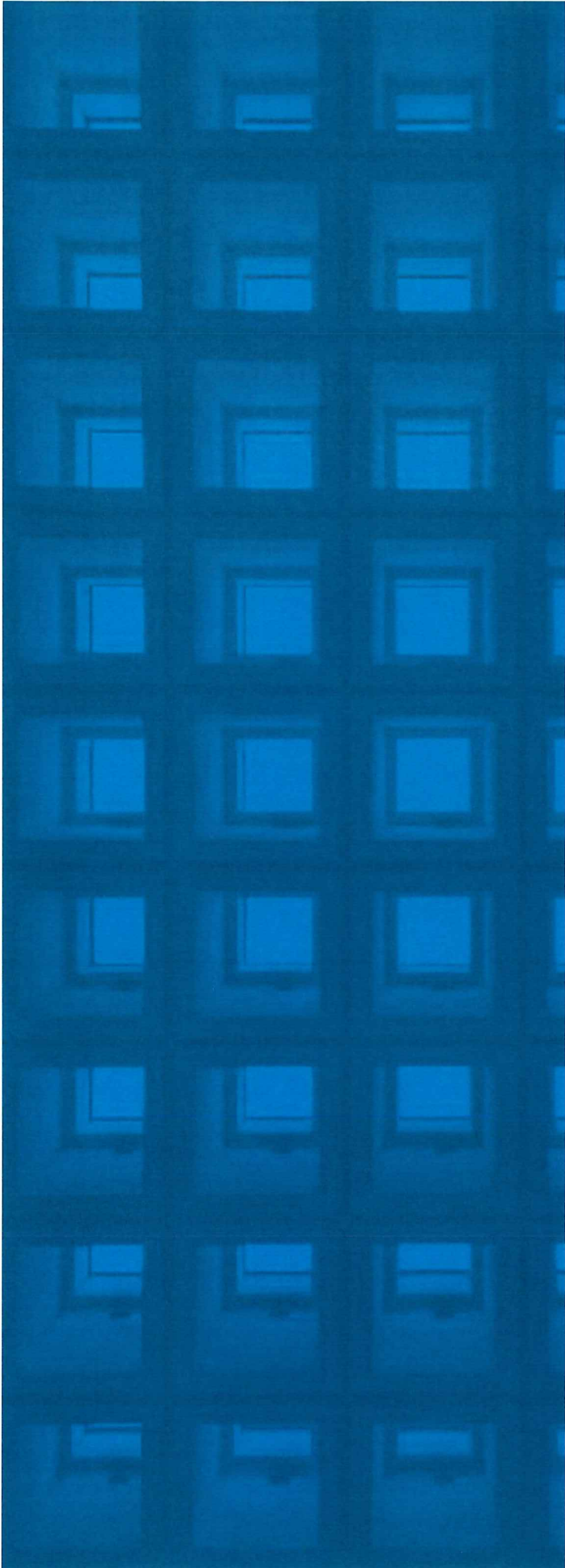
www.linkedin.com/company/port-authority-of-ny-&-nj



[@panynj](https://www.instagram.com/panynj)



[@panynj](https://twitter.com/panynj)



Journal Square Transportation Center Redevelopment Opportunities RFI #58339

Information Session | September 17, 2019

PORT AUTHORITY
TRANS-HUDSON CORPORATION

MEETING SIGN-IN SHEET

DATE:	Tuesday, September 17th 2019
TIME:	11:00AM-1:00PM
LOCATION:	1 PATH Plaza, Conference Room 5A/5B
SUBJECT:	Information Session & Site Visit (JSTC Redevelopment Opportunities)

#	LAST NAME	FIRST NAME	COMPANY	SIGNATURE
61	Wendel	Thomas	Hersco	Ther Wendel
62	Schaper	Oliver	Gensler	Schaper
63	Torres	Edmund	Meadows Office Interiors	Edmund Torres
64	LYNCH	Geoffrey	AECOM	Geoffrey Lynch
65	SAMUELSON	NADIA	EXCOLLABORATIVE	Nadia Samuelson
66	Rale	Chris	ARUP	Chris Rale
67	SHAN	ANTAY	MP ENG'S & ARCH	Antay Shan
68	Hence	Kristin	Hunter Roberts Construction Group	Kristin Hence
69	DOUGLAS	PHOEBE	PDORAS@NAIKGROUP.COM	Phoebe Douglas
70	SPICER	JASON	jspicer@naikgroup.com	Jason Spicer
71	VOSHEN	JOH	jvosnell@russodevelopment.com	John Voshen
72	QUENZEL	BART	Q-TIS, INC	Bart Quenzel
73	SHAMEO	TODD	HICKIN	Todd Shameo
74	Savage	Sean	Natra Newworld	Sean Savage
75	Sdad	Muhammad	ABM	Muhammad Sdad
76	Neleson	Antar	ANA	Antar Neleson
77	HINSEY	NORM	CSA GROUP (MBE)	Norm Hinsey
78	Quatman	Will	CRKL	Will Quatman
79	Strehle	Carrin	Promatech, Inc. (WBE)	Carrin Strehle
80	Ro	RUTH	PATNER	Ruth Ro

MEETING SIGN-IN SHEET

DATE:	Tuesday, September 17th 2019
TIME:	11:00AM-1:00PM
LOCATION:	1 PATH Plaza, Conference Room 5A/5B
SUBJECT:	Information Session & Site Visit (JSTC Redevelopment Opportunities)

#	LAST NAME	FIRST NAME	COMPANY	SIGNATURE
21	Ibrahim	Hossam	Dobco, Inc.	
22	Kupperman	Ehud	UEdge	
23	Kushner	Jon	KRE	
24	Kushner	Marc	HWKN	
25	Lipscomb	Rebecca	HIRANI ENGINEERING AND LAND SURVEYING, P.C.	
26	Lubrano	Steven	Mpact Collective	
27	Lynn	Andrew	WSP	
28	Manson	Emma	RXR Realty	
29	Marchetto	Peter	AECOM	
30	Marchetto	Dean	MHS Architects	
31	Marchetto	Vincent	MHS Architects	
32	Marks	David	Silverstein Properties	
33	McLean	Sean	Mpact Collective	
34	Middleton	Gareth	AECOM	
35	Minougou	Emily Kerns	RPM Dev	
36	Mladenovic	Daniel	Dobco, Inc.	
37	Panepinto	Joseph	Panepinto Properties	
38	Parikh	Anil	AECOM	
39	Pompei	Lisa Marie	Entech Engineering	
40	Porter	Ryan	Mpact Collective	

MEETING SIGN-IN SHEET

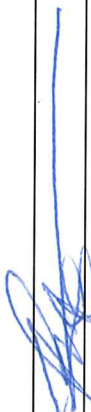
DATE:	Tuesday, September 17th 2019
TIME:	11:00AM-1:00PM
LOCATION:	1 PATH Plaza, Conference Room 5A/5B
SUBJECT:	Information Session & Site Visit (JSTC Redevelopment Opportunities)

#	LAST NAME	FIRST NAME	COMPANY	SIGNATURE
1	Agudosi	Obi	Grant Engineering & Construction Group	
2	Bankhead	Dietrich	Grant Engineering & Construction Group	
3	Barr	MaryVictoria	DAROFFDESIGN	<i>MVBarr</i>
4	Bazzini	Greg	Panepinto Properties	<i>Greg Bazzini</i>
5	Bernell	Jenny	Kushner	<i>Jenny Bernell</i>
6	Cardoni	John	AECOM	
7	Chen	Bobby	Silverstein Properties	
8	Chrismer	Noah	KRE	<i>Noah Chrismer</i>
9	Cocozello	Peter J.	Advance Realty Investors	<i>Peter J. Cocozello</i>
10	Crist	Paul	AECOM	<i>Paul Crist</i>
11	DeConde	David	Dobco, Inc.	
12	Dinallo	Donald	Terminal Construction	
13	Dinallo	Nicholas	Terminal Construction	<i>Nicholas Dinallo</i>
14	Dokonal	Ela	Mpact Collective	
15	Donelson	Samuel	AECOM	<i>Samuel Donelson</i>
16	Gehan	Erin	Dewberry	<i>Erin Gehan</i>
17	Gemma	Gordon N.	Panepinto Properties	<i>Gordon N. Gemma</i>
18	Guleria	Ariganjan	A.G. Consulting Engineering, P.C.	<i>Ariganjan Guleria</i>
19	Hedayati	Majid	AECOM	<i>Majid Hedayati</i>
20	Horstmann	Richard	KS Engineers	<i>Richard Horstmann</i>

PORT AUTHORITY
TRANS-HUDSON CORPORATION

MEETING SIGN-IN SHEET

DATE:	Tuesday, September 17th 2019
TIME:	11:00AM-1:00PM
LOCATION:	1 PATH Plaza, Conference Room 5A/5B
SUBJECT:	Information Session & Site Visit (JSTC Redevelopment Opportunities)

#	LAST NAME	FIRST NAME	COMPANY	SIGNATURE
81	Carroll	Jacqueline	PA/OBDCR	
82	Chang	Winnie	PA/PATH	
83	Chiu	Joy	PA/PATH	
84	Davis	Jenny	PA/GOCOR	
85	DeGraffe	Clarelle	PA/PATH	
86	Eisentat	Robert	PA/Engineering	
87	Gadomski	Greg	PA/PATH	
88	Gordon	Glenessa	PA/OBDCR	
89	Holmes	Adrienne	PA/PATH	
90	Horner	Daniel	PA/Planning	
91	Izzo	Andy	PA/PATH	
92	Keane	Morgan	PA/PATH	
93	Ken	Katt	PA/Engineering	
94	Kisia	Duncan	PA/Planning	
95	Lado	Tina	PA/GOCOR	
96	Ledja	Kevin	PA/PATH	
97	Murphy	Mary	PA/GOCOR	
98	Murray	Robin	PA/OBDCR	
99	Nealis	Kelly	PA/Real Estate	
100	Pattiz	Emma	PA/Real Estate	

MEETING SIGN-IN SHEET

DATE:	Tuesday, September 17th 2019
TIME:	11:00AM-1:00PM
LOCATION:	1 PATH Plaza, Conference Room 5A/5B
SUBJECT:	Information Session & Site Visit (JSTC Redevelopment Opportunities)

#	LAST NAME	FIRST NAME	COMPANY	SIGNATURE
101	Pederson	Matt	PA/Real Estate	
102	Raymond	John	PA/Real Estate	<i>[Signature]</i>
103	Rowbottom	Thomas	PA/PATH	
104	Ryan	Tim	PA/PATH	
105	Sepkowitz	Isabel	PA/PATH	
106	Spector	Mark	PA/Real Estate	
107	Summerville	James	PA/Procurement	<i>[Signature]</i>
108	Van De Ven	Greg	PA/Real Estate	
109	Winfree	Kathryn	PA/GOCOR	<i>[Signature]</i>
110	Reiners	Marcus	PATH	<i>[Signature]</i>

Kaveh Samimi

EnTech Engineering

MAWLA WILLIAMS

SILVERDAWN INDUSTRIES

CARINA PERON

STRATGEI CORP

DEAN R. ROBBEN

MR KISSACK

JOE CHINNEY

GRANT ENGINEERING